

Department of Planning, Building and Code Enforcement
801 North First Street, Room 400
San José, California 95110-1795

STAFF REPORT

P.C. 06-09-04

File Number
C04-048

Application Type
Conventional Rezoning

Council District
7

Planning Area
South

Assessor's Parcel Number(s)
477-22-032

PROJECT DESCRIPTION

Completed by: Ed Schreiner

Location: South side of Tully Road, approximately 500 feet easterly of Monterey Highway (195 Tully Rd)

Gross Acreage: 1.88

Net Acreage: 1.88

Net Density: N/A

Existing Zoning: IP Industrial Park

Existing Use: Vacant

Proposed Zoning: CN Commercial
Neighborhood

Proposed Use: Medical Office Building

GENERAL PLAN

Completed by: ES

Land Use/Transportation Diagram Designation
CIC Combined Industrial/Commercial

Project Conformance:
☒ Yes ☐ No
☐ See Analysis and Recommendations

SURROUNDING LAND USES AND ZONING

Completed by: ES

North: Automobile Recycling

HI Heavy Industrial

East: Mini Storage

IP Industrial Park

South: Retail

A(PD) GC District

West: Mobile Home Park

R-MH Residence District

ENVIRONMENTAL STATUS

Completed by: ES

☒ Environmental Impact Report found complete (GP 2020 EIR certified
8/16/1994)

☐ Negative Declaration circulated on

☐ Negative Declaration adopted on

☐ Exempt

☐ Environmental Review Incomplete

FILE HISTORY

Completed by: ES

Annexation Title: Monterey Park No 8

Date: November 1, 1956

PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

☒ Approval
☐ Approval with Conditions
☐ Denial
☐ Uphold Director's Decision

Date: May 26, 2004

Approved by: _____
☒ Action
☐ Recommendation

APPLICANT/OWNER/DEVELOPER

Allan Melkesian, President
Hybernia Group
3596 Londonderry Drive
Santa Clara, CA 95050

PUBLIC AGENCY COMMENTS RECEIVED

Completed by: ES

Department of Public Works

None received

Other Departments and Agencies

None received

GENERAL CORRESPONDENCE

None received

ANALYSIS AND RECOMMENDATIONS

BACKGROUND

The applicant is requesting to rezone the subject 1.88 gross-acre site from IP Industrial Park to CN Commercial Neighborhood to allow for commercial uses. The site is currently vacant. East of the site is a public storage facility. To the north is an automobile scrap yard. West of the site is a mobile home park and south of the site is a retail area.

A Site Development Permit for two office buildings is pending for this site (File No. H04-015). The current IP Industrial Park Zoning District allows business and administrative office uses, but not medical office use. The proposed rezoning will broaden the range of permitted office uses to include medical office uses.

ENVIRONMENTAL REVIEW

The environmental impacts of this project were addressed by a Final EIR entitled, "San José 2020 General Plan EIR," which was certified on August 16, 1994 by the City of San José City Council (Resolution Number 65459).

GENERAL PLAN CONFORMANCE

The site is designated Combined Industrial/Commercial on the San Jose 2020 General Plan Land Use/Transportation Diagram. The proposed CN Commercial Neighborhood Zoning District is consistent with this designation.

PUBLIC OUTREACH

A notice of the public hearing was distributed to the owners and tenants of all properties located within 500 feet of the project site. Staff has been available to discuss the proposal with members of the public.

ANALYSIS

The proposed rezoning to CN Commercial Neighborhood will facilitate implementation of the commercial uses on the site that are consistent with the General Plan designation of Combined Industrial/Commercial and which are compatible with surrounding uses. The site's location on a major bus line and its proximity to the new County Health Clinic make it ideal for the currently proposed medical office uses.

COORDINATION

This project was coordinated with the Department of Public Works, Fire Department, Building Division, Environmental Services Department and the City Attorney.

RECOMMENDATION

Planning staff recommends approval of the proposed zoning for the following reasons:

1. The proposed rezoning is in conformance with the General Plan Land Use/Transportation Diagram designation of Combined/Industrial Commercial.
2. The proposed rezoning will facilitate development of this site that is compatible with the surrounding uses.
3. The site's location on a major bus line and its proximity to the new County Health Clinic make it ideal for a broader range of office uses allowed in the CN Commercial Neighborhood District.

cc: Peter Ko, Ko Architects, 900 High Street, Suite 1, Palo Alto, CA 94301